



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

January 19, 2007

Kenneth Craig
1042 Ash St
Arroyo Grande CA 93420

CM Florence, AICP
3427 Miguelito St
San Luis Obispo CA 93401

SUBJECT: OSLER CONSTRUCTION COMPANY/KEN CRAIG/SUB2005-00233

At the meeting of January 11, 2007, the County Planning Commission approved your application and adopted an official resolution. A copy of this resolution is enclosed for your records. The approved Findings, shown in Exhibit A, and the Conditions, shown in Exhibit B, are attached to the resolution. The conditions of approval must be carried out as set forth therein.

If you disagree with this action, pursuant to County Real Property Division Ordinance Section 21.04.020, you have the right to appeal this decision to the Board of Supervisors up to 14 calendar days after the date of the action, in writing, to the Department of Planning and Building. The appeal fee is \$623.00 and must accompany your appeal form. We will only accept the original appeal form with an original signature, a FAX will not be accepted.

If you have any questions regarding this matter, please contact me at (805) 781-5611.

Sincerely,

A handwritten signature in cursive script, reading "Eleanor Porter".

ELEANOR PORTER, SECRETARY
COUNTY PLANNING COMMISSION

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COUNTY PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, January 11, 2007

PRESENT: Commissioners Sarah Christie, Gene Mehlschau, Bob Roos, Anne Wyatt and Chairperson Penny Rappa

ABSENT: None

RESOLUTION NO. 2007-001
RESOLUTION RELATIVE TO THE GRANTING
OF A VESTING TENTATIVE TRACT MAP

WHEREAS, the County Planning Commission of the County of San Luis Obispo, State of California, did, on the 11th day of January, 2007, grant a Vesting Tentative Tract Map to OSLER CONSTRUCTION COMPANY/KEN CRAIG to subdivide an existing 19.50 acre parcel into sixteen parcels of approximately one acre each for the purpose of sale and/or development. The project includes off-site road improvements to Via Concha and Willow Roads. The project will result in the disturbance of the entire 19.50 acre parcel. The division will create two on-site roads. The proposed project is within the Recreation land use category. The project is located at the northwest corner of Willow Road and Via Concha Road, directly adjacent to the west of Blacklake Village, approximately two miles northwest of the community of Nipomo. The site is in the South County Inland planning area. APN: 091-181-052 & 053, County File Number: SUB2005-00233 / TR 2650.

WHEREAS, The Planning Commission, after considering the facts relating to said application, approves this Permit based on the Findings listed in Exhibit A.

WHEREAS, The Planning Commission, after considering the facts relating to said application, approves this permit subject to the Conditions listed in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 11th day of January, 2007, does hereby grant the aforesaid Permit, SUB2005-00233/TR 2650.

An approved or conditionally approved tentative tract map shall expire twenty-four months after its approval or conditional approval. The expiration of the approved or conditionally approved tentative tract map shall terminate all proceedings, and no tract map of all or any portion of the real property included within such tentative tract shall be filed without first processing a new tentative map. Upon application of the divider filed with the Department of Planning and Building prior to the expiration of the approved or conditionally approved tentative map, the Planning Commission may extend or conditionally extend the time at which such map expires for a period of periods not exceeding a total of five years pursuant to the provisions of Sections 66412.3, 66473 and 66474 of the Subdivision Map Act and Section 21.48.080 of the Real Property Division Ordinance (Section 21.06.010).

On motion of Commissioner Mehlschau, seconded by Chairperson Rappa and on the following roll

call vote, to-wit:

AYES: Commissioners Mehlschau, Rappa, Roos and Wyatt

NOES: Commissioner Christie

ABSENT:

the foregoing resolution is hereby adopted.

/s/ Penny Rappa
Chairman of the Planning Commission

ATTEST:

/s/ Eleanor Porter
Secretary, Planning Commission

Planning Commission
Tract 2650/Osler/Craig

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 23, 2006 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Public Services and Utilities, Recreation, Transportation, and Water, and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Recreation land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and Planning Area Standards and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because the required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences and accessory structures, with the exception of secondary dwellings, that are not allowed by Planning Area Standards.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support single family residences and accessory structures, with the exception of secondary dwellings, that are not allowed by Planning Area Standards.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because adequate mitigation measures have been incorporated into the project to lessen impacts to a level of insignificance.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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CONDITIONS - EXHIBIT B
CONDITIONS OF APPROVAL FOR TRACT 2650 (OSLER/CRAIG)

Approved Project

1. A Vesting Tentative Tract Map (Tract 2650) to subdivide an existing 19.50 acre parcel into sixteen parcels of approximately one acre each for the purpose of sale and/or development.

Access and Improvements

2. Roads and/or streets to be constructed to the following standards:
 - a. Willow Road and Via Concha Road widened to complete an A-1 section fronting the property.
 - b. All on-site roads constructed to an A-1 section from the property.
3. A. The applicant shall identify on the project improvement plans the following measures to accommodate the construction of access to the potential future school site from Via Concha Road.
 - i. A 50-foot wide public road right-of-way, with an offer to dedicate to the public, along Lots 8 and 9 to be described as 25 feet along each side of the property line for access to a future school site to the west.
 - ii. A 20-foot radius property line return at the intersection of the roadway described in 3.A.i. with any interior roads.
 - iii. A second southbound lane approaching Willow Road on Via Concha Road to provide a left-through lane and a 200-foot long right turn lane, along with deceleration consistent with design standards.
 - iv. Extend the eastbound left turn deceleration transition to accommodate the posted speed limit on Willow Road at Via Concha Road and potential future school traffic volumes.B. The improvements, identified in 3.A.i-iv., shall be constructed by the Lucia Mar School District when a school is approved on the adjacent property to the west. The final map for Tract 2650 shall demonstrate that there is sufficient dedicated right-of-way for all of these improvements.
C. The applicant offer for dedication to the public by certificate on the map or by separate document, the following:
 - i. A 20-foot radius property line return at the intersection of all interior roads including the offer of dedication along Lots 8 and 9.
 - ii. A property line return at the northwest corner of the intersection of Willow Road and Via Concha Road consistent with that shown on Figure 405.7 in the CalTrans Highway Design Manual.
 - iii. The 50-foot road easement terminating in county cul-de-sacs as shown on the tentative map.
 - iv. A minimum 10-foot wide public access trail easement located along Willow Road within proposed Lots 4 and 5. The location and design of the proposed trail easement shall be reviewed and approved by the County Parks Division prior to recordation of the map or approval of subdivision improvement

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plans (whichever occurs first). The trail easement shall be located (1) to minimize disturbance of existing vegetation, (2) on relatively flat land, and (3) outside of potential safety or high maintenance areas.

v. For future public road improvement 50 feet along Lots 8 and 9 to be described as 25 feet along each side of the property line with 20-foot radius property line returns.

4. The northwest corner of the intersection of Willow Road and Via Concha Road be designed in accordance with CalTrans Highway Design Manual (Figure 405.7).
5. Access be denied to lots 4 and 5 from Willow Road and that this be by certificate and designation on the map.
6. A grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
7. All driveways shall be constructed in accordance with County Standard Improvement Specification and Drawings. All driveways constructed on county roads require an encroachment permit.

Improvement Plans

8. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan (County Health).
 - d. Sewer plan (County Health).
 - e. Grading and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
 - g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
 - h. Trail plan, to be approved jointly with the Park Division.
 - i. Signal design plan for the installation of a traffic signal at the Willow Road/Via Concha intersection.
 - j. A landscaping plan showing fast growing evergreen trees and shrubs along Willow Road and Via Concha Road. The landscaping plan shall achieve 80 percent screening of future structures, as seen from public roads, within five years of planting.
9. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
10. The applicant shall also enter into an agreement with County Parks for the cost of checking the map, the improvement plans, and the cost of inspection of those

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improvements by County Parks or its designated representative. The applicant shall also provide the County with a Parks Agreement to certify the final product to the Department of General Services.

11. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage

12. All drainage from future development shall be retained on site to the satisfaction of the Public Works Department.
13. Submit complete drainage calculations to the Department of Public Works for review and approval.
14. If calculations so indicate, drainage must be retained/detained in a drainage basin on the property. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards.
15. If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
16. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Soils Report

17. Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to filing the final parcel or tract map. The date and person who prepared the report are to be noted on the map.

Utilities

18. Proposed Electric and telephone lines shall be installed underground.
19. Cable T.V. conduits shall be installed in the street.
20. Gas lines shall be installed.

Design

21. The lots shall be numbered in sequence.
22. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

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Fire Protection

23. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map per the CDF letter dated May 11, 2006.

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Parks and Recreation (Quimby) Fees

24. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

25. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Landscape Plans

26. If a drainage basin is required, then submit detailed landscaping plans in compliance with Chapter 22.16/Section 23.04.180 et seq. to the Department of Planning and Building for review and approval prior to approval of improvement plans or filing of the final parcel or tract map, whichever occurs first. Said plans to include location, species, size, and method of maintenance of all proposed plant materials. All proposed plant materials shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. Plan to include:
- a. Landscaping for erosion control.
27. All approved landscaping shall be installed or bonded for prior to completion of the improvements or filing of the final parcel or tract map which ever occurs first, and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within 90 days of completion of the improvements.

Mitigations

28. **Prior to approval of subdivision improvement plans**, the applicant shall submit a Signal Design Plan for the installation of a traffic signal at the Willow Road/Via Concha intersection, for review and approval by the Public Works Department.
29. **Prior to recordation of the final map**, the applicant shall install signal poles with luminaries only and install a traffic signal conduit at the northwest and southeast corners of the Willow Road and Via Concha Road intersection, as recommended by the Public Works Department.
30. **Prior to recordation of the final map**, the property shall annex to the Nipomo Community Services District (NCSD) for water service. A final will-serve letter from the District will be required.
31. **Prior to approval of subdivision improvement plans**, the applicant shall submit a landscaping plan showing fast growing evergreen trees and shrubs along Willow Road and Via Concha Road. The landscaping plan shall achieve 80 percent screening of future structures, as seen from public roads, within five years of planting.

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32. **Prior to final inspection of subdivision improvement plans**, the applicant shall install or bond for installation of the approved landscaping plan showing the planting of fast growing evergreen trees and shrubs along Willow Road and Via Concha Road. The landscaping plan shall achieve 80 percent screening of future structures as seen from public roads within five years of planting.
33. **Prior to any site disturbance**, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure.
34. **Prior to commencement of tree removal associated with subdivision improvements or new residential development**, to avoid conflicts with nesting raptors, a biologist shall determine if trees exist on the project site that would accommodate nesting activities. If there are trees on-site that could accommodate nesting activities, construction activities shall not be allowed during the nesting season (March 1 to September 1), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County Environmental Division, possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the county.
35. **Prior to issuance of construction permits and/or subdivision improvement plans**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:
 - a. List of personnel involved in the monitoring activities;
 - b. Description of how the monitoring shall occur;
 - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - d. Description of what resources are expected to be encountered;
 - e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 - f. Description of procedures for halting work on the site and notification procedures;
 - g. Description of monitoring reporting procedures.
36. **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.
37. **Prior to final inspection of subdivision improvements and upon completion of all monitoring/mitigation activities**, the consulting archaeologist shall submit a final report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.
38. **Prior to approval of subdivision improvement plans**, the applicant shall prepare a Storm Water Pollution Prevention Plan, per Regional Water Quality Control Board

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requirements, and an Erosion and Sedimentation Control Plan shall be prepared by a certified sediment and erosion control specialist, registered civil engineer, registered architect or landscape architect, certified California nurseryperson, or licensed landscape contractor. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the grading plan. The plan shall contain, but need not be limited to, all of the following information:

- a. Grading limits shall be graphically defined on the plan and staked out before site disturbance begins.
 - b. Estimates of sediment yields before, during, and after construction of the project for a three-year period or until revegetation is established.
 - c. Proposed methods and a description of the practices to be used to protect exposed erodible areas during and after construction, including temporary and permanent mulching, seeding, or other recognized surface stabilization measures.
 - d. Proposed temporary and final methods and a description of the practices to be used for cut or fill slopes to prevent erosive surface runoff, including earth or paved interceptors and diversions, energy absorbing structures, or devices and techniques to reduce the velocity of runoff water.
 - e. Proposed methods and description of the temporary and final practices to retain sediment on the site, including: sediment basins and traps, vegetative filter strips, or other recognized measures; a schedule for their maintenance and upkeep; provisions for responsibility of maintenance; and design criteria for the trapping efficiency and storage capacities of sediment basins for flows from a ten-year storm.
 - f. Proposed methods, application technique, seed and fertilizer rate, sequence, and description of final erosion control practices for revegetation of all surfaces disturbed by vegetation removal, grading, haul roads, or other improved surfaces authorized by approved plans. A schedule for maintenance and upkeep of revegetated areas shall be included.
 - g. The type, location, and extent of pre-existing and undisturbed vegetation on the site.
 - h. Descriptions of proposed methods to limit access routes and stabilize all access points, and to delineate clearing limits, easements, setbacks, sensitive areas, buffer areas and drainage courses.
39. **Prior to final inspection of subdivision improvements**, the applicant shall install or bond for installation of a windrow of trees along the easterly property boundary to minimize potential golf hazards from the adjacent golf course. In addition, no existing trees, if trees exist on the project site, along the easterly side of Via Concha Road shall be removed in order to provide an additional buffer from the golf course.
40. **Prior to recordation of the final map**, the property shall annex to the Nipomo Community Services District for water service. Prior to issuance of construction permits for residential development, a "will serve" letter from the NCSD shall be provided.

Additional Map Sheet

41. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

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- a. That the owner(s) of lot(s) 1-16 are responsible for on-going maintenance of detention facilities / adjacent landscaping in a viable condition on a continuing basis into perpetuity.
- b. All driveways shall be constructed in accordance with County Standard Improvement Specifications and Drawings. All driveways constructed on county roads require an encroachment permit.
- d. That secondary dwellings shall not be allowed on all lots within the land division.

Agricultural Resources

- e. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- f. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
- g. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- h. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated May 11, 2006 from the California Department of Forestry (CDF)/County Fire Department are completed. Prior to occupancy or final inspection, whichever ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.

Aesthetics

- i. **Prior to issuance of construction permits for lots fronting Via Concha and Willow Roads**, sufficient additional landscaping and irrigation, as needed will be included on plans to accomplish an 80 percent screening of new development within five years of planting. Prior to final inspection or occupancy, these additional plantings/irrigation shall be installed by a qualified individual.
- j. **Prior to issuance of construction permits**, the applicant shall show on construction drawings, all night lighting directed down and into the development with no direct light visible from surrounding public roads.

Air Quality

- k. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
 - 1. Reduce the amount of disturbed area where possible,
 - 2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - 3. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - 4. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
 - 5. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
 - 6. All dirt stock-pile areas should be sprayed daily as needed.
- l. No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District. The application shall include

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the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

Cultural Resources

- m. **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:
1. List of personnel involved in the monitoring activities;
 2. Description of how the monitoring shall occur;
 3. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 4. Description of what resources are expected to be encountered;
 5. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 6. Description of procedures for halting work on the site and notification procedures;
 7. Description of monitoring reporting procedures.

Noise

- n. **Prior to issuance of construction permits for residential development**, the applicant shall either: 1) show outdoor activity areas a minimum of 141 feet from the centerline of Willow Road or 2) if the project cannot be designed to meet this standard, prior to issuance of construction permits, the applicant shall provide plans for a six foot, six inch sound barrier to reduce the 60Leq to 79 feet from the centerline of Willow Road, outside the area for landscape screening. Plans for the wall shall include natural or natural appearing materials (rocks, wood) and shall be articulated and either dark green or brown to blend with the surrounding area. All outdoor activity areas shall be located outside the 79-foot from centerline from Willow Road.
- o. **Prior to final inspection**, the sound barrier shall be constructed, if a sound barrier is required.

Water

- p. **Prior to issuance of construction permits for residential development**, a final "will serve" letter from the NCSD shall be provided.
- q. **Prior to issuance of building permits for development on the proposed parcels, proposed construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen.** Prior to issuance of construction permits for residential development, for structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the narrowest pipe possible (e.g., from 1" to 1/2" diameter). Prior to permit issuance, the measure(s) to be used shall be shown on all applicable plumbing plans.
- s. **Prior to issuance of construction permits for residential development**, the applicant shall submit landscape plans for the proposed parcels that includes the following outdoor conservation measures: limited irrigated landscape area of 1,500 square feet, low water-use plant materials, turf area limited to 20 percent of the site's total irrigated landscaped area, soil moisture sensors, and drip irrigation systems.

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- t. **Prior to issuance of construction permits for residential development**, the applicant shall pay a supplemental water development fee for each residential unit as required by County Ordinance.

Covenants, Conditions and Restrictions

42. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
 - a. On-going maintenance of drainage basin, basin landscaping, and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
 - b. Secondary dwellings shall not be allowed.
 - c. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
 - d. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
 - e. Maintenance of all local streets within the subdivision until acceptance by a public agency.
 - f. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Miscellaneous

43. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
44. A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
45. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

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**STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS USING
COMMUNITY WATER AND SEPTIC TANKS**

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved Public water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to Environmental Health Services for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Construction of required improvements (water main extensions, laterals to each parcel) may be delayed, through preparation of plans, posting of bonds, and subject to the approval of County Public Works, Environmental Health Services, and the public water utility. However, bonding may **not** occur for the water well(s) construction, quantity and quality.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by Environmental Health Services.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and Environmental Health Services destruction standards. The applicant is required to obtain a permit from the County Health Department.
5. When a potentially operational or existing auxiliary water supply (in the form of an existing well(s)) is located on the parcels created by this subdivision and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection **prior to occupancy**. (Chapter 8.30, San Luis Obispo County Code).
6. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan and County Building and Construction Ordinance, Title 19, will be an acceptable method of sewage disposal, until public sewers may become available.
7. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek bank, drainage swale or area subject to inundation.
8. For parcels created with approved community (public) water but no community sewers, the approved on-site sewage disposal system shall be designed, where feasible, for ease in ultimate sewerage.
9. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve 5 or more parcels shall be separated by a minimum of two hundred (200) feet from a leach field, two hundred and fifty (250) feet from seepage pits or dry wells.

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10. Individual systems on new land divisions shall be designed and constructed to either reserve sufficient site area for dual leach fields (100% replacement area), or construct the dual leach fields with a diverter valve at the time of initial septic system installation.
11. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the County Planning and Environmental Health Services for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for on-site subsurface sewage disposal.
12. An encroachment permit shall be obtained from County Public Works for any work to be performed within the county right-of-way.
13. An encroachment permit shall be obtained from the California Department of Transportation for any work to be performed on the state highway.
14. Any existing reservoir or drainage swale on the property shall be delineated on the map.
15. Prior to submission of the map "check prints" to County Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
16. Required public utility easements shall be shown on the map.
17. Approved street names shall be shown on the map.
18. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
19. The developer shall submit a preliminary subdivision guarantee to County Public Works for review prior to the filing of the map.
20. Any private easements on the property shall be shown on the map with recording data.
21. All conditions of approval herein specified, unless otherwise noted, shall be completed prior to recordation of the map.
22. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
23. A map shall be filed in accordance with the Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
24. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.